

Santa Fe Pacific Realty
Property Assessment
Prepared by McLaren

CA0370120
Chrysler, 12140 Slauson
Santa Fe Springs, California

April 27, 1990

Executive Summary

This summary report was prepared on behalf of Brobeck, Phlegar, and Harrison and was performed in accordance with our Scope of Work dated October 19, 1989, as clarified in the November 17, 1989 letter from Robert D. Wyatt to Douglas Jones. The tasks were performed in a manner consistent with standard engineering practices. This report is a summary of pertinent information contained in the January 1989 Environmental Assessment Report prepared by McLaren for this property.

The property consists of 40 acres located at 12140 Slauson, Santa Fe Springs, California. At the time of the environmental assessment the property was occupied by Chrysler Corporation and used for car preparation operations, including body and mechanical work, emissions control testing, painting, washing and detailing. The property is currently leased by Atoyac and General Telephone Company of California.



McLaren

Santa Fe Pacific Realty files located in the Brea office were reviewed and Santa Fe Pacific Realty personnel in the Brea office were interviewed in March and June 1988. Six published lists were reviewed and four regulatory agencies were contacted regarding possible or known discharges of hazardous chemicals to soil, air, surface water, or groundwater at this property. A 1988 aerial photograph and various historical blueprints/plot plans dating back to 1963 were reviewed. McLaren's January 1989 environmental assessment of the property included review of Petroleum Industry Consultants (PIC) report, titled "Tank Removal Geologic Report for Chrysler Motor Nu Car Prep Center", dated March 31, 1988.

Based on McLaren's review of its previous environmental assessment and review of Converse Environmental Consultants California (CECC) report, titled "Preliminary Environmental Assessment, 12140 Slauson Avenue, Santa Fe Springs, California", dated June 16, 1989, no follow-up was necessary however, the following issues were identified:

- Three CERCLIS sites, two Cortese sites, and three LUST sites are located within 0.25 mile and one Cortese site and one LUST site are located within 2,000 feet of the subject site. These sites include the following:

CERCLIS Site

Western Screw Products, 11770 East Slauson, Santa Fe Springs, CA: Located 0.25 mile northwest of subject property; soil contaminated with waste oil removed.

Cal Western Paint Corporation, 11748 East Slauson, Santa Fe Springs, CA: Located within 0.25 mile northwest of subject site; results of preliminary assessment not listed.

LUST Site

Peterson/Puritan, Inc. 9101 South Sorensen Ave., Santa Fe Springs, CA: Located within 0.25 mile southwest of subject property; remediation complete and no further action necessary.

Cortese/LUST Sites

Lincoln Property Company, 12500 East Slauson Ave. Santa Fe Springs, CA : Located 2,000 feet east of subject site; groundwater contaminated with free-floating diesel; site still under investigation as of June 1989.

Circle K Corporation, 11462 East Slauson Ave., Santa Fe Springs, CA: Located within 0.25 mile northwest of subject property; remediation complete and no further action required.

CERCLIS/Cortese/LUST

McKesson Corporation, 9005 South Sorensen Ave., Santa Fe Springs, CA: Located within 0.25 mile southwest of subject property; chlorinated hydrocarbons present in soil and perched groundwater; no further information provided.

- . Additionally, the subject site is located in an area in which groundwater has been impacted by chlorinated solvents. Groundwater in the vicinity is approximately 86 feet below grade and local flow within the aquifer system is typically to the south.
- . 14. Four underground storage tanks, 14 hydraulic hoists, eight service pits and five clarifiers were formerly located on-site. According to CECC's report, results of soil samples collected from the former tank, pit, and clarifier locations and analyzed in March 1989, showed less than detectable concentrations of hydrocarbons.
- . According to CECC's assessment report, soil samples collected at the site where Chrysler degreasing and cleahing operations were.

previously located detected perchloroethylene (PCE) at 570 and 55 parts per billion (ppb) at five and ten feet below ground surface, respectively. Samples collected from 15 and 20 feet were not analyzed for chlorinated hydrocarbons, therefore, the vertical extent of PCE contamination is unknown.

- . Based on review of PIC's tank investigation report and CECC's assessment report, remediation of soil contaminated with total petroleum hydrocarbons from leaking underground fuel tanks at the site was completed.

The following remedial action may be necessary:

- . Further characterize extent of chlorinated hydrocarbon contamination at the site to determine the potential for groundwater contamination from past site practices.

AGENCY REVIEW

Site Name: Chrysler, 12140 Stauson
Parcel #: CA0370120

AGENCY	CONTACT NAME	OBSERVATIONS/ISSUES
Los Angeles County Department of Health Services	Not Indicated	<p>Five 10,000-gallon and two 3,000 gallon underground fuel tanks; five, 550-gallon underground automatic transmission fluid and motor oil tanks on-site. Eleven tanks installed in 1960's and one tank installed in 1973. Leak testing not conducted prior to 1985. 1985 and 1986 closure permit for four 10,000-gallon tanks and one 550-gallon tank.</p> <p>DHS field notes dated July 1985 indicate following on-site:</p> <ul style="list-style-type: none"> .Chlorinated hydrocarbons; .550-gallon waste oil sump, contents disposed by registered disposal firm; .One 750-gallon and one 1,250-gallon clarifier; .Three paint booths .Numerous 55-gallon drums of oils and solvents.
South Coast Air Quality Control Management District	Not Indicated	Chrysler Nu Car Prep had two gasoline and storage permits, one distillation permit, four spray booth permits, two spray paint permit applications, and one distillation solvent permit application.
Regional Water Quality Control Board	Not Indicated	No file for subject site.
Los Angeles County Department of Public Works	Not Indicated	<ul style="list-style-type: none"> .Depth to groundwater is approximately 45 feet. .Soil samples obtained from former tank locations contained TPH concentrations between 490 and 25,000 ppm at five locations. .Violations concerning discharging wastewater containing 150 ppm hexavalent chromium to storm drain. .Closure permits for five 10,000-gallon underground fuel tanks.

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Site Name: Chrysler, 12140 Slauson
Parcel #: CA0370120

PUBLISHED LISTS

NPL: Subject site not found on this list. No sites within 1/4 mile.

Bond: Subject site not found on this list. No sites within 1/4 mile.

SWIS: Subject site not found on this list. No sites within 1/4 mile.

CERCLIS: See comments 3, 5, and 6. Information also derived from the Preliminary Environmental Assessment Report for the property dated June 16, 1989, and prepared by Converse Environmental Consultants of California (CECC) summarizing DHS data concerning CERCLIS sites.

Cortese: See comments 1, 3, and 4. Information also derived from the CECC report summarizing data concerning Cortese sites.

LUST: See comments 1, 2, 3, and 4. Information also derived from the CECC report summarizing RQCB data concerning LUST sites.

COMMENTS: 1) Circle K Corporation: 11462 E. Slauson Avenue, Santa Fe Springs, California. Site located within 0.25 mile and northwest of subject property. According to the CECC report, soil contamination resulting from a leaking underground gasoline tank occurred at the site. Remediation complete and no further action necessary.

2) Peterson/Puriton, Inc.: 9101 S. Sorensen Avenue, Santa Fe Springs, California. Site located within 0.25 mile and southwest of subject property. According to the CECC report, eleven underground chlorinated hydrocarbon storage tanks were removed from the site. Remediation complete and no further action necessary.

3) McKesson Corporation: 9005 S. Sorensen Avenue, Santa Fe Springs, California. Site located within 0.25 mile and southwest of subject property. According to the CECC report, remedial Investigation/Feasibility Study (RI/FS) work plan for the site indicated chlorinated hydrocarbons present

Site Name: Chrysler, 12140 Slauson
Parcel #: CA0370120

PUBLISHED LISTS (Continued)

in soil and perched groundwater at the McKesson site.
No further information provided.

4) Lincoln Property Company: 12500 E. Slauson Avenue, Santa Fe Springs, California. Site located 2,000 feet east of subject property. According to the CECC report, free-floating diesel lies on the groundwater surface. The site remained under investigation as of June, 1989.

5) Western Screw Products: 11770 E. Slauson, Santa Fe Springs, California. Site located within 0.25 mile and northwest of subject property. According to the report, soil contaminated from waste oil sprayed on ground for dust control was removed and disposed.

6) Cal Western Paint Corporation: 11748 E. Slauson Avenue, Santa Fe Springs, California. Site located within 0.25 mile and northwest of subject property. Preliminary assessment conducted in October 1986. Results not listed.

Additional Comments: According to the June 1989 CECC report, the local groundwater flow in the aquifer system is typically to the south at a gradient of 0.005 feet per foot. At least two groundwater wells, located approximately 3,000 feet south-southeast and approximately 7,000 feet southwest of the subject property, have been closed due to the presence of chlorinated solvents above the state's Applied Action Levels.

NPL: National Priority List, March 1989
Bond: Expenditure Plan for the Hazardous Substance Clean-Up Bond Act of 1984, January 1989
SWIS: Solid Waste Information System, January 1989
CERCLIS: Comprehensive Environmental Response, Compensation, and Information System, July 1989
Cortese: Hazardous Waste and/or Substances Sites List, June 1989
LUST: Leaking Underground Storage Tanks, July 1989

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Site Name: Chrysler, 12140 Slauson
Parcel #: CA0370120

SITE INSPECTION REPORT

Date: April 20, 1988

Address: 12140 Slauson Avenue
Santa Fe Springs, CA

Inspection Team: McLaren Staff

Site Contacts/Titles: Mr. Jim Parker/Operations Manager

SITE DESCRIPTION

Acreage: 40

* Buildings: 17

Building/Property Use (past/present): The site was vacant land until the early 1960's when General Motors began car preparation operations at the site as Dallas Smith Service Corporation. In 1967, Chrysler began using the facility for similar operations under the name of Automotive Precheck. In 1973, the name was changed to New Car Preparation System, Inc. (Nu Car Prep). Chrysler discontinued operations in March 1988. Car preparation operations conducted at the site included: Body and mechanical work, emissions control testing, painting, washing and detailing.

Adjacent Properties of Concern: Light industry and retail stores.

SITE CHECKLIST

UNDERGROUND TANKS/SUMPS

Four 3,000-gallon fuel tanks: two removed in 1985 and 1986 and two removed in March 1988; five 10,000-gallon fuel tanks: four removed in 1985 and 1986 and two removed in March 1988; five 550-gallon waste oil tanks: removed in March 1988. In addition, 14 hydraulic hoists, eight service pits, five clarifiers and a carwash basement were removed in March 1988.

According to the June 1989 CECC report, Petroleum Industry Consultants, Inc. (PIC) supervised the removal of 17 underground storage tanks and clarifiers and 100 cubic yards of soil contaminated with "Total Fuel Hydrocarbons" in March 1988.

Geo-Sec supervised the removal of two additional underground storage tanks in October 1988 and found no detectable concentrations of contaminants within tank backfill areas.

Site Name: Chrysler, 12140 Slauson
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SITE CHECKLIST (Continued)

UNDERGROUND TANKS/SUMPS (Continued)

CECC collected and analyzed soil samples in March 1989 from eight borings placed in the vicinity of the former tank, pit, and clarifier locations and drilled to a depth of 20 feet. According to the CECC report, results showed less than detectable concentrations of hydrocarbons. Soil samples from a single borehole where Chrysler degreasing and cleaning operations were previously located were analyzed for halogenated solvents. Perchloroethylene (PCE) was detected at concentrations of 570 and 55 parts per billion at five and ten feet below grade, respectively. CECC does not expect the low concentrations to present a threat to groundwater.

HAZARDOUS MATERIALS

Chemicals/Quantity/Usage: Unused oils and waste oils from car maintenance operations, acrylic and enamel paints for spray paint operations, detergents and flammable solvents, chlorinated hydrocarbons including trichloroethylene and perchloroethylene used for degreasing and car wash operations. Additional materials include butyl alcohol and emulsifiers.

Storage: Primarily in underground storage tanks (oils) and 55-gallon drums and five-gallon buckets (solvents, paints, and oils).

Disposal: Not documented.

Spills: Oily sludge staining at carwash conveyor belt trench area and excessive oily liquid staining at south end of detail building and at base of hydraulic system in car wash area.

TRANSFORMERS

Transformers on-site?: Yes

No. Liquid: No. Dry: 3 PCB Markings: None documented

PCB: Dry transformers do not contain PCB's.

I.D. Number: None documented

Leakage: None documented

**SPPR PROPERTY ASSESSMENT
SUMMARY MATRIX**

**CHRYSLER/SANTA FE SPRINGS
CA0370120**

SID PACK./CATEGORY	LAND USE	ACREAGE/ BLD., SF	RISK RATING	T S A O S I B L E S A L O U S S M A O C T N .										ISSUE	REMEDIAL ACTION	ROW COST (X 1000) SPECIFIC CONTIN.
				S	W	T	T	.	T	N	.	U				
2; Developable	COMMERCIAL	41.1	HIGH											COMMENTS: 3 CERCLIS SITES, 2 CORTESE SITES, AND 3 LUST SITES LOCATED WITHIN 1/4 MILE. REFER TO THE RELATED WESTON REPORT.		
				Y	Y				Y					4 UST, 14 HYDRAULIC HOISTS, 8 SERVICE PITS, 5 CLARIFIERS FORMERLY ON SITE. PCE DETECTED IN SOIL AT 50 AND 55 PPB AT 5 AND 10 FT BELOW GROUND SURFACE RESPECTIVELY.	INVESTIGATE	\$100
															REMEDiate	

ABBREVIATIONS:

GENERAL:

BLANK = NO OR NOT APPLICABLE

Y = YES

RAOW:

N = SAMPLED - NOT DETECTED OR BELOW ACTION LEVEL

V = VOIDED

ASBESTOS:

NF = NON-FRIABLE ASBESTOS

F = FRIABLE

B = BOTH

N = ASBESTOS NOT DETECTED IN SAMPLE OR NOT OBSERVED BY VISUAL INSPECTION

**Santa Fe Pacific Realty
Property Assessment**

Prepared By McLaren

Date: 6/09/90

Parcel Number: CA0370120

Property Name: CHRYSLER/SANTA FE SPRINGS

Property Inspected? Yes, April 1988

This list of issues was developed as a result of the property transaction environmental assessment performed by McLaren during October-November 1989. Details of the assessment are presented in the associated McLaren report. Environmental issues identified during the assessment and that may require action are as follows:

Soil or Groundwater Contamination

Miscellaneous: 4 UST, 14 hydraulic hoists, 8 service pits, 5 clarifiers formerly on site. PCE detected in soil at 50 and 55 ppb at 5 and 10 ft below ground surface respectively.

Underground Storage Tanks

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[illegible]

Blank = These documents were not available for review.
Y = Yes, these documents were reviewed.
= Indicates the number of lists/agencies reviewed.

FIGURE 1
CHRYSLER LAND
SANTA FE SPRINGS, CALIFORNIA
SITE PLAN

